



April 1, 2015

Mr. Gary Jones, Director
Department of Beaches & Harbors
Design Control Board
13837 Fiji Way
Marina Del Rey, CA 90292

Re: Marina Beach Improvements (formerly Mother's Beach)
4101 Admiralty Way
Marina Del Rey, CA 90292

Dear Mr. Jones:

The following is a project description for the proposed improvements, and renovation of the existing 1963 'Mothers Beach' picnic shelters, dressing rooms/ restroom structure and promenade located in Marina Del Rey. The proposed project removes and replaces the dilapidated roof structure covering the waterfront picnic pavilion, and dressing room/restroom structure while resurfacing the existing 1600' long promenade. Portions of the existing exterior masonry walls and foundation system are being preserved for ease of construction.

The existing structure is a series of (5) barrel vault shaped large pavilions, each consisting of seven vaults, with one of the five pavilions covering the dressing room/ restroom structure. Each of the five large pavilions are gently segmented, to follow the curvilinear path of the existing service/pedestrian promenade. The pavilion is constructed of wood beams and steel columns, with the larger five pavilions connected to each other with a wood framed trellis that provides access to the beach and picnic areas. Currently the facility has (28) 8' long x 30" wide tables with built in seating and (28) barbeques that will all be replaced. Portions of the existing 50" high concrete block perimeter wall located adjacent to the existing picnic area separating it from the existing public parking lot, will be removed. The remaining portions of the existing masonry wall will be plastered and painted in hues of blue, while the removed portions will be infilled with clear anodized perforated screen to improve overall visibility. The new picnic area roof structure height will be raised above its current height to improve views to the beach both from Admiralty Way, and the adjacent public parking lot.

The design of the new bathroom structure and picnic pavilions is both dynamic in its form and appropriate for its setting. The new steel shade structures simulate sails in motion forming a playful and varied profile against the horizon, while the new restroom building takes its cue from nautical shapes and sweeping forms in a welcoming "pavilion like" structure. Cladding of the new exterior walls and existing concrete block walls consists of the following materials: Fiber cement cladding in hues of light gray, painted plaster in hues of blue and stainless steel combined with expanded metals. Functionally the new men's, women's, and family restroom have been renovated for ADA compliance with new ceramic tile interior walls, stainless steel fixtures and partitions, while a new storage room has also been provided. Additionally, perforated clear anodized aluminum screens in the entire structure allows for natural ventilation. New picnic tables and barbeque grills will also be located within the new shade structure. All materials are considered for their proximity to the marina environment as are the choices of colors influenced by the water. In-ground and strip Led lighting sensitive to "dark sky" issues will be employed to add depth, character, safety and interest to the facility in the evening.

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The scope of work also includes the removal of existing asphalt paving with new paving along the promenade of the area extending from the Jamaica Bay Inn, south to parcel 21 including the renovation of the existing approximate 12' wide x 1600' long promenade along Parcels 21 and GR. This work consists of new integral color decorative concrete paving, sections of colored interlocking pavers, perimeter bollard lighting, and decorative stainless steel fencing to replace the chain link fencing along the south perimeter of the sea wall at Basin D. Site drainage will also be improved utilizing several strategies both along the east edge of the existing public parking lot, and along the east edge of the existing promenade. New landscape will be employed along the edge of the promenade in the form of raised seat wall planters to aid in water retention as well as viewing of the marina. The landscape utilizes planting that will include both native California species as well as drought tolerant Mediterranean varieties including mature palm trees. The landscape will be low maintenance and sustainable, while aesthetically unique to its coastal influences.

Respectfully,

Ken Stein, AIA
FRANK R. WEBB ARCHITECTS, INC.



County of Los Angeles, Department of Beaches and Harbors

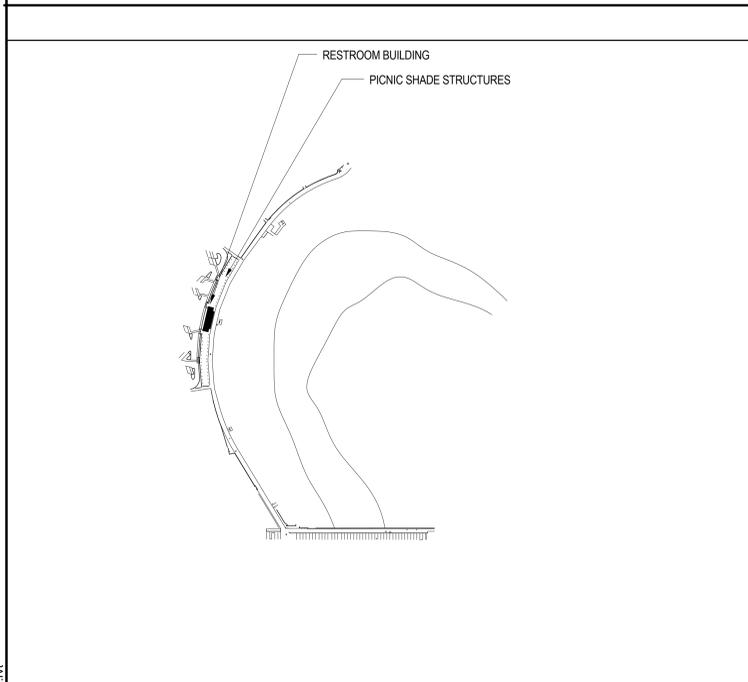
MARINA BEACH IMPROVEMENTS

SCHEMATIC DESIGN : 04.08.2015

8607 Venice Boulevard Los Angeles, CA 90034
Tel: 310.559.4337 Fax: 310.559.9174

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VICINITY MAP



PROJECT DIRECTORY

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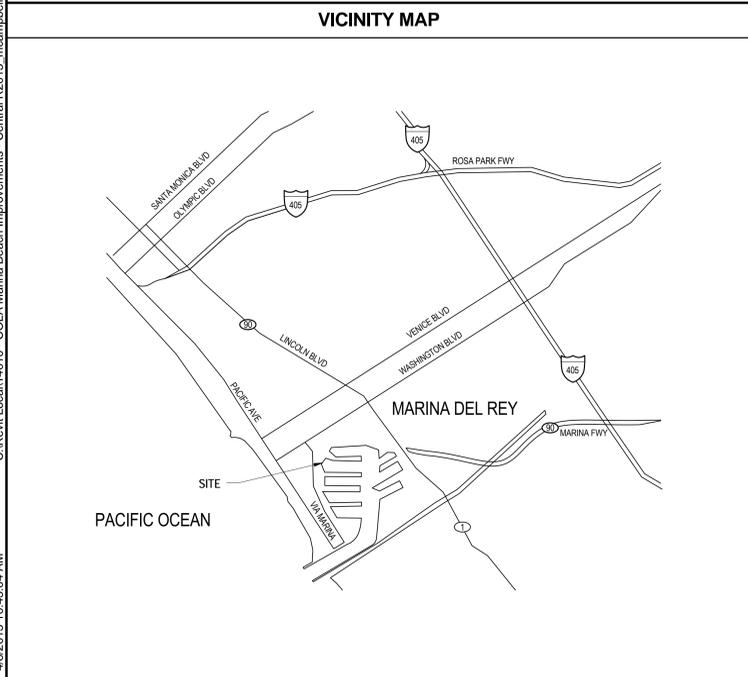
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SPECIFICATIONS:
Chew Specifications



DRAWING INDEX

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A4.2	SECTIONS & ELEVATIONS - PICNIC AREAS
STRUCTURAL	
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ELECTRICAL	
E0	elec tbd



County of Los Angeles
Department of Beaches and Harbors
MOTHER'S BEACH
4101 ADMIRALTY WAY
MARINA DEL REY, CA 90292

MARINA BEACH IMPROVEMENTS

TITLE PAGE

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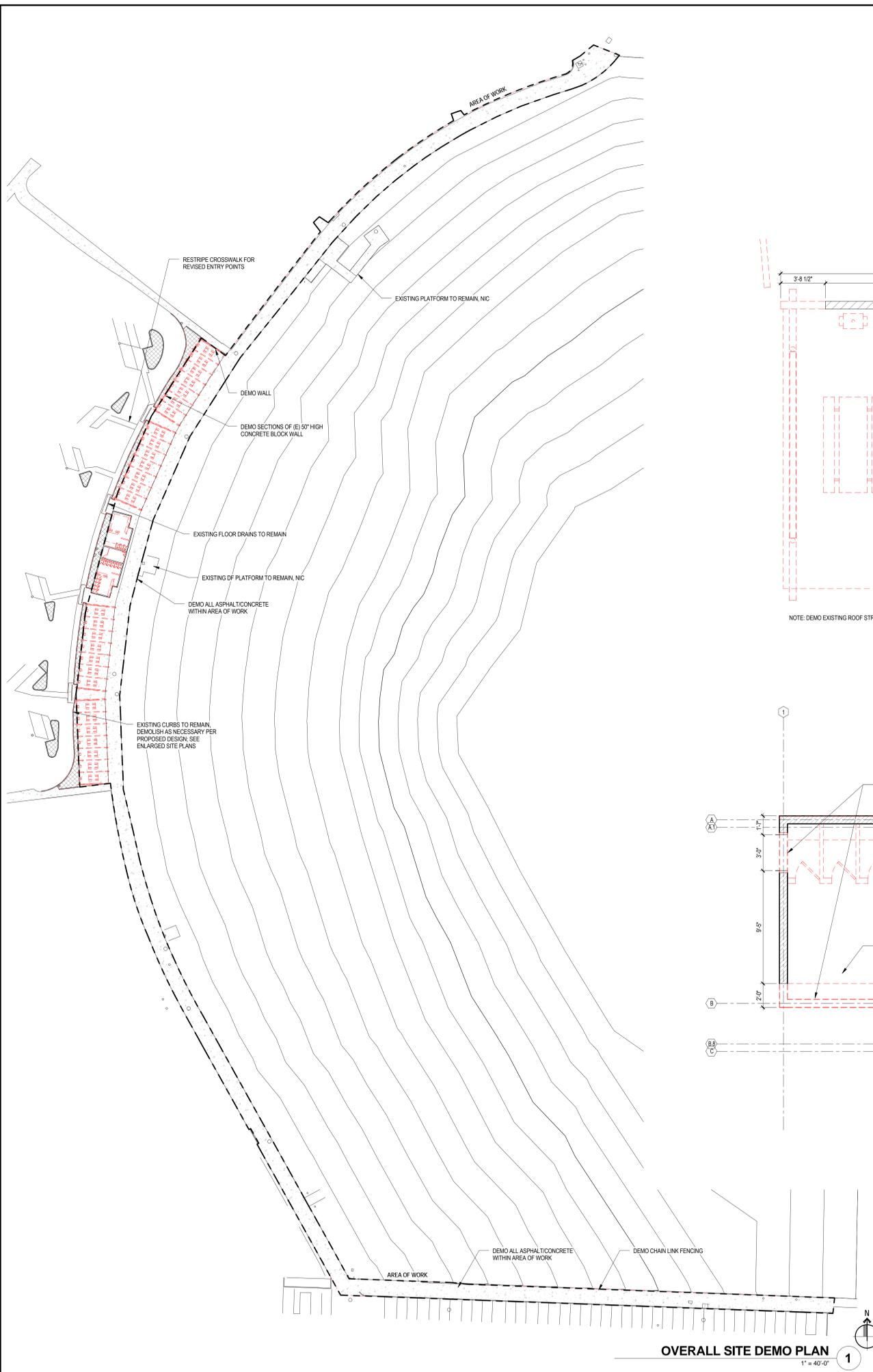
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Project Manager: DV
Project No. KS
Date Plotted: 14010
04.08.2015

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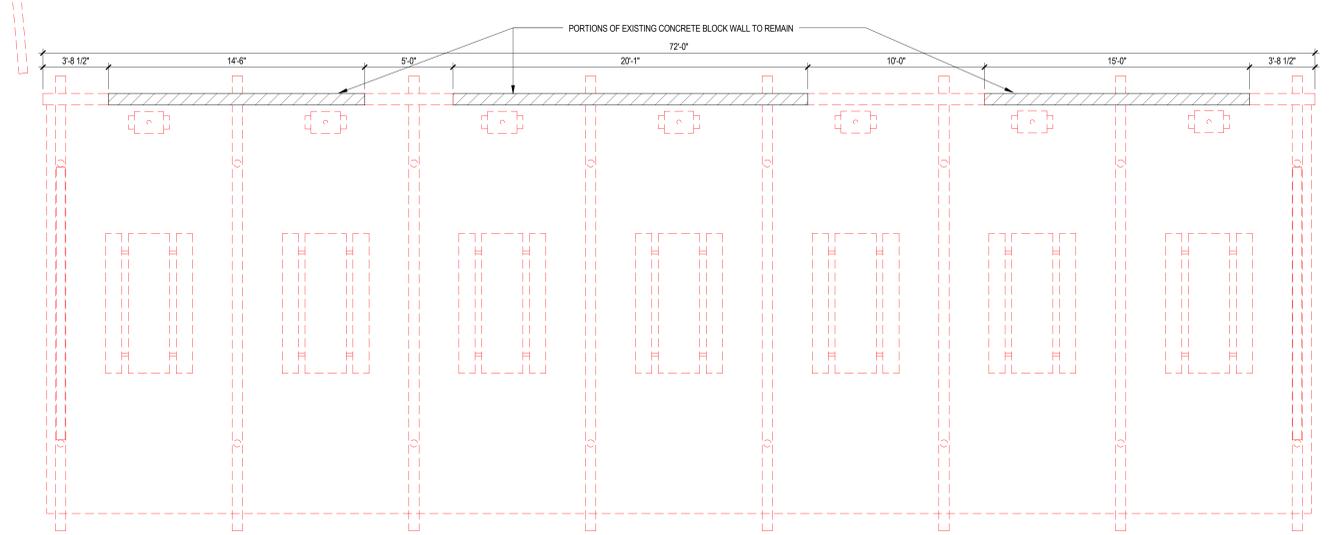
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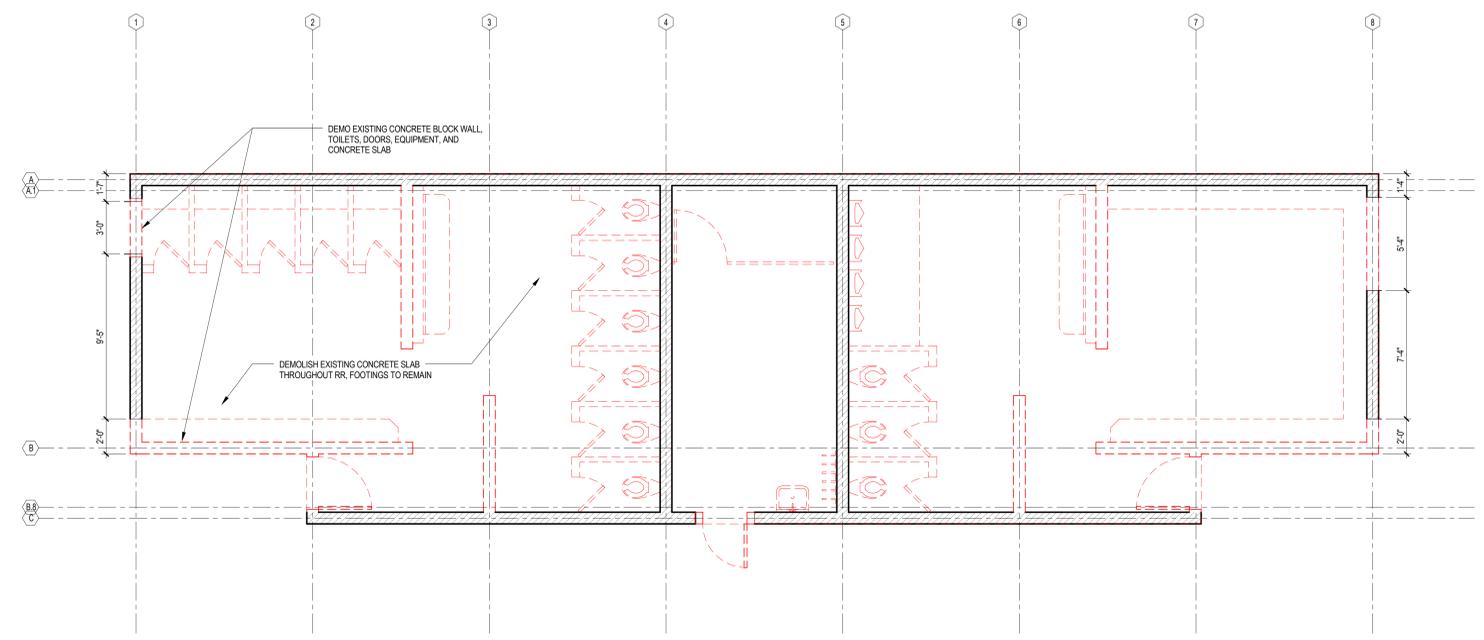


OVERALL SITE DEMO PLAN
1" = 40'-0" **1**



NOTE: DEMO EXISTING ROOF STRUCTURE / SLAB / WALLS AND PICNIC EQUIPMENT

PICNIC SHELTERS DEMO PLAN (TYP OF 4)
1/4" = 1'-0" **3**



DEMOLITION PLAN
1/4" = 1'-0" **2**

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MARINA BEACH IMPROVEMENTS

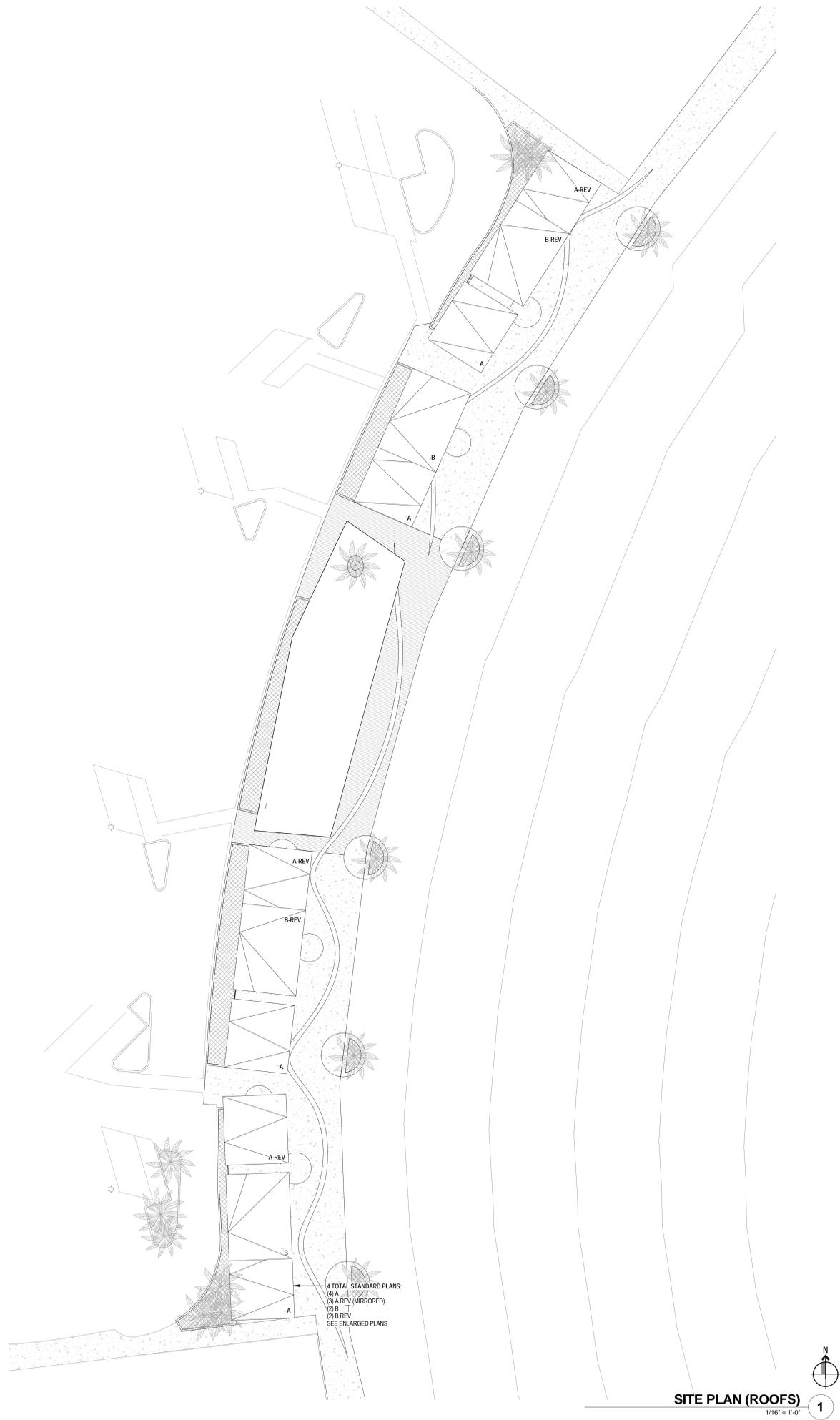
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Drawing Title
DEMOLITION PLANS

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Project No.	KS
Date Plotted	14010
	04.08.2015

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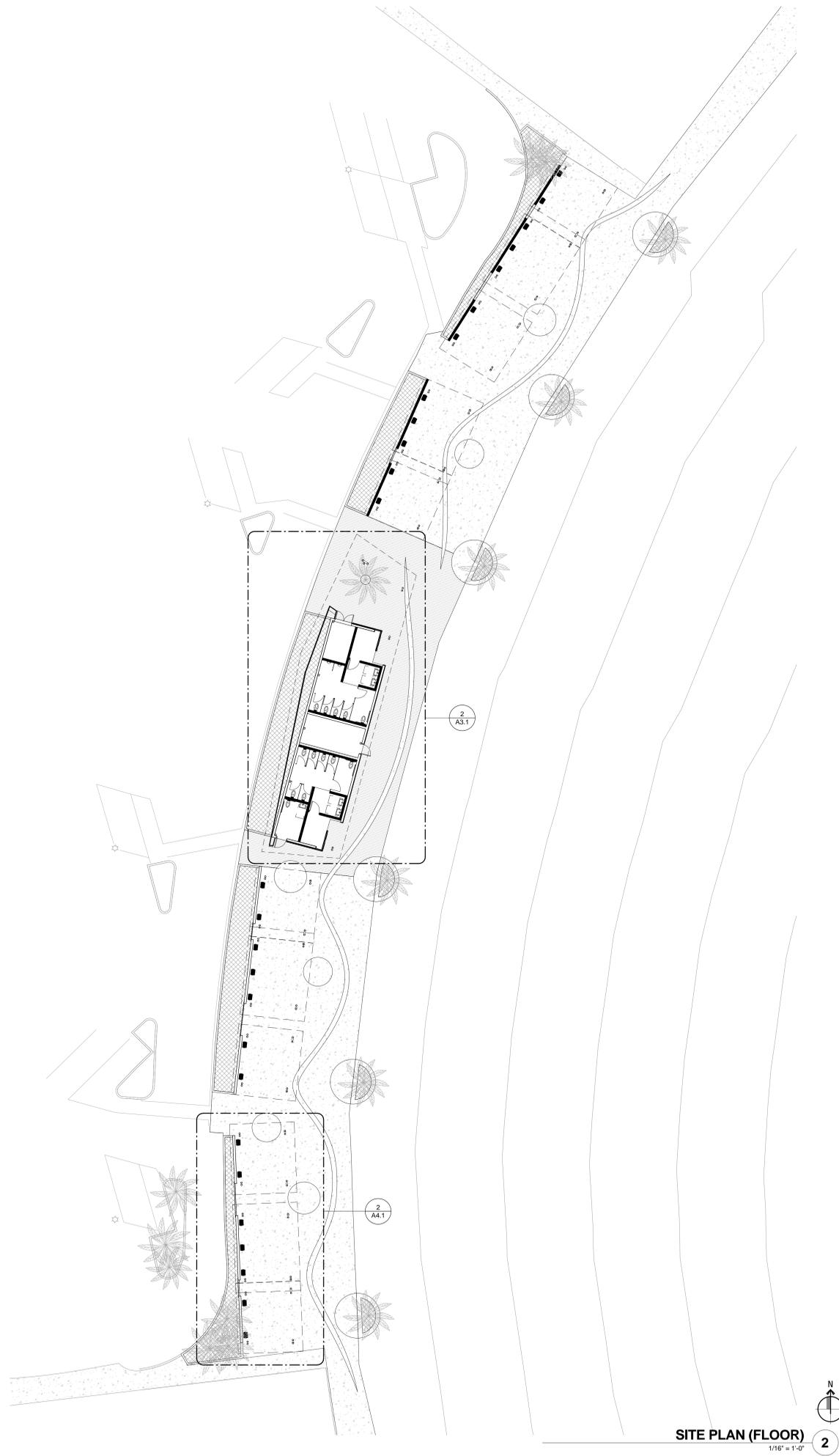
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SITE PLAN (ROOFS)

1/16" = 1'-0"

1



SITE PLAN (FLOOR)

1/16" = 1'-0"

2

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MARINA BEACH
IMPROVEMENTS

CLIENT PROJECT #:
Drawing Title
**ENLARGED SITE
PLANS**

Scale: 1/16" = 1'-0"
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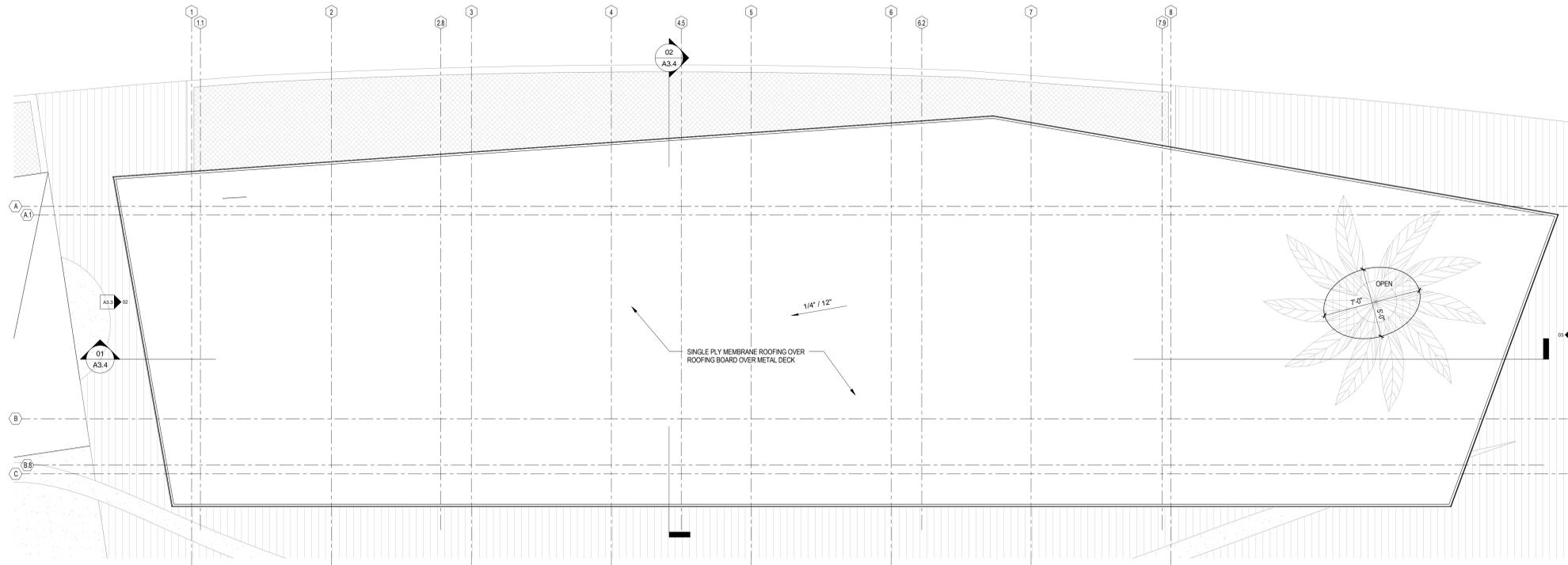
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Project No.: 14010
Date Plotted: 04.08.2015

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ROOF PLAN 2
1/4" = 1'-0"



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MARINA BEACH IMPROVEMENTS

CLIENT PROJECT #:
Drawing Title
ROOF PLAN - RR

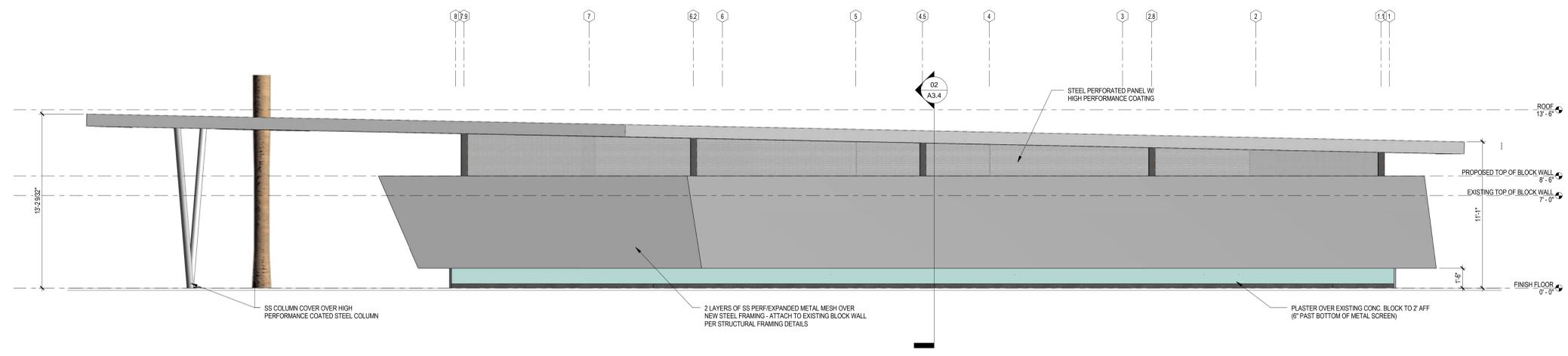
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Project No.	14010	
Date Plotted	04.08.2015	

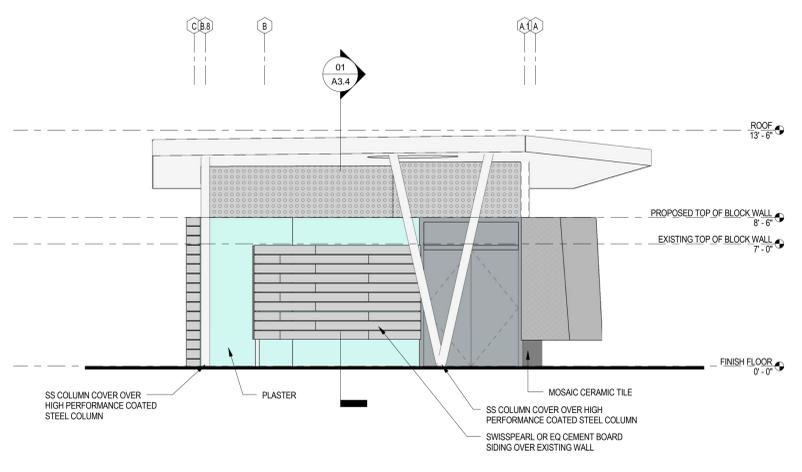
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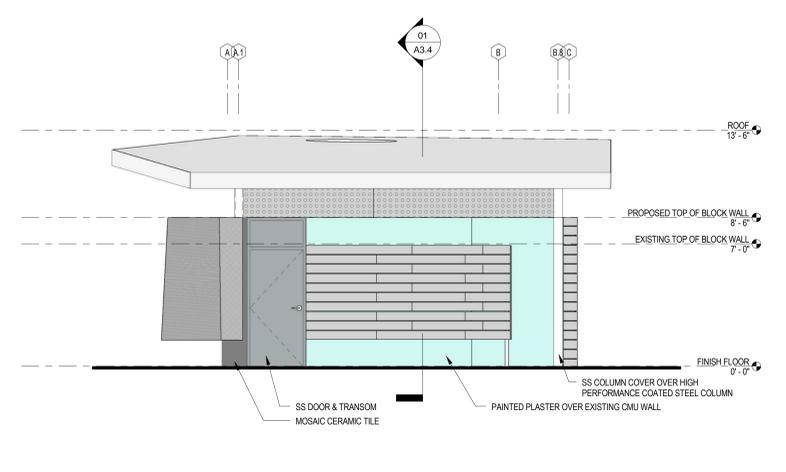
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NORTH ELEVATION
1/4" = 1'-0" 04



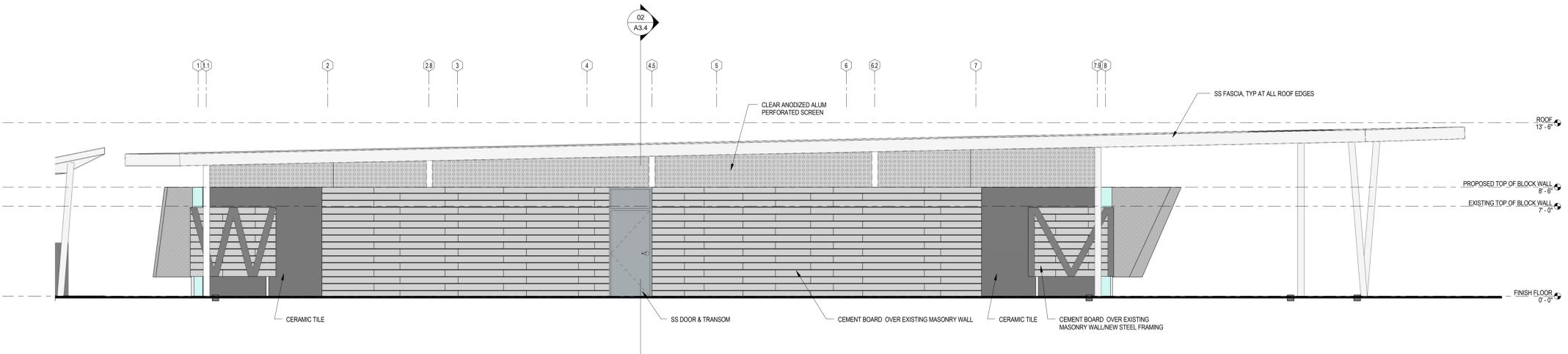
EAST ELEVATION
1/4" = 1'-0" 03



WEST ELEVATION
1/4" = 1'-0" 02

NOTE:
ALL EXPOSED METALS TO BE
FACTORY ZINC PRIMED AND
PREPARED TO RECEIVE HIGH-
PERFORMANCE COATING BY
TNEEC OR EQ.

ALL DECKING TO BE G-90
GALVANIZED.



SOUTH ELEVATION
1/4" = 1'-0" 01



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**MARINA BEACH
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CLIENT PROJECT #:
Drawing Title
**EXTERIOR
ELEVATIONS - RR**

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Project Manager: KS
Project No.: 14010
Date Plotted: 04.08.2015

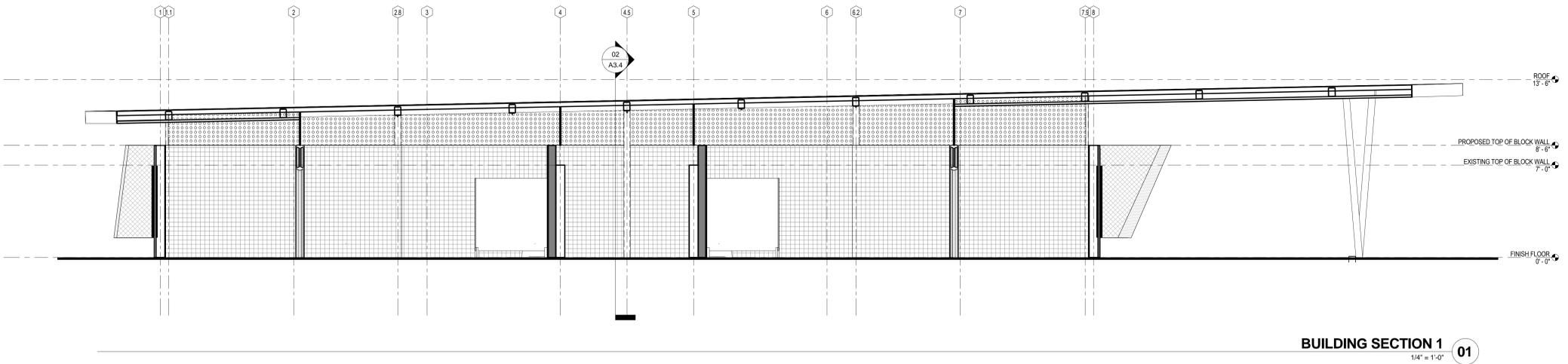
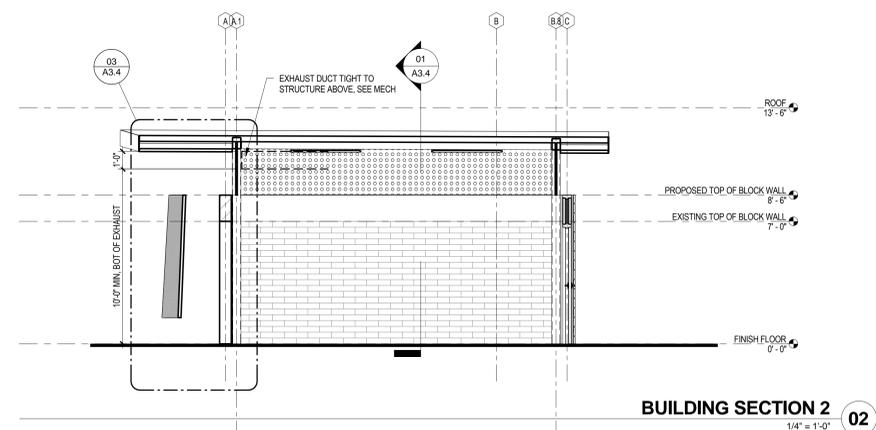
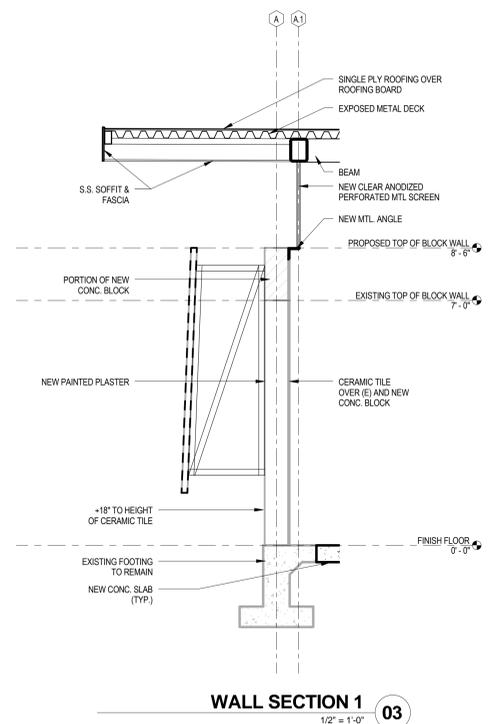
A3.3



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MOTHER'S BEACH
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MARINA BEACH
IMPROVEMENTS

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**BUILDING & WALL
SECTIONS - RR**

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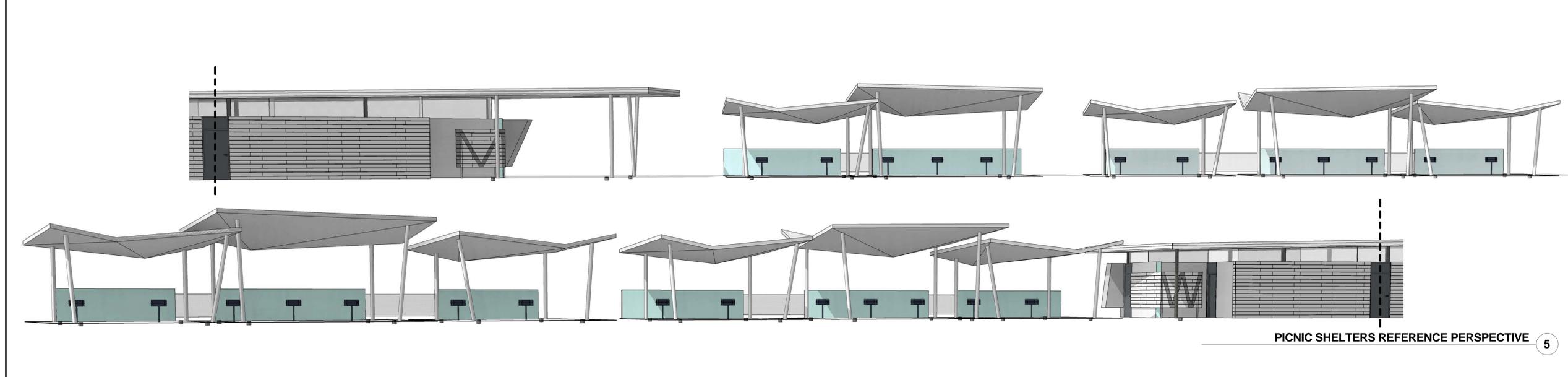
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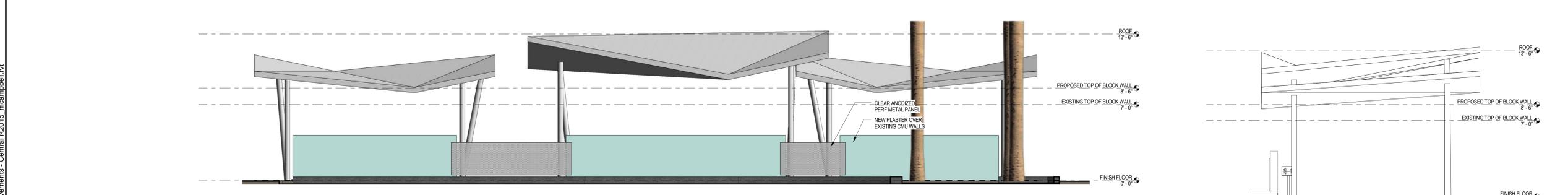
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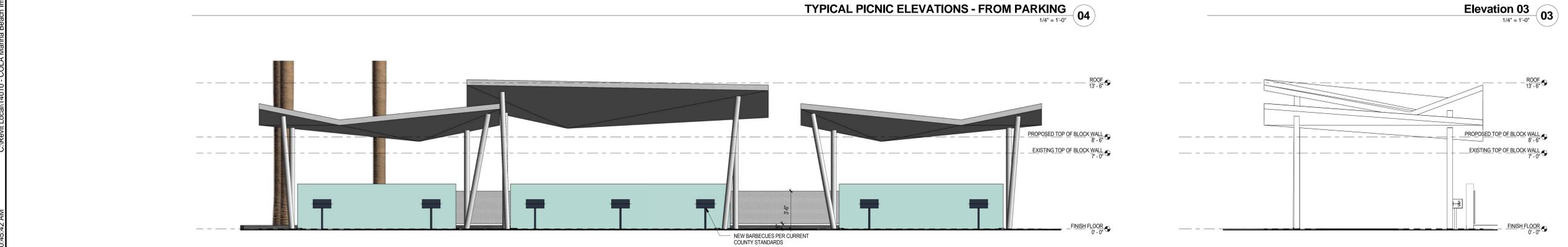


PICNIC SHELTERS REFERENCE PERSPECTIVE 5



TYPICAL PICNIC ELEVATIONS - FROM PARKING 04
1/4" = 1'-0"

Elevation 03 03
1/4" = 1'-0"



TYPICAL PICNIC ELEVATIONS - FROM BEACH 02
1/4" = 1'-0"

Elevation 01 01
1/4" = 1'-0"

MARINA BEACH IMPROVEMENTS

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Drawing Title

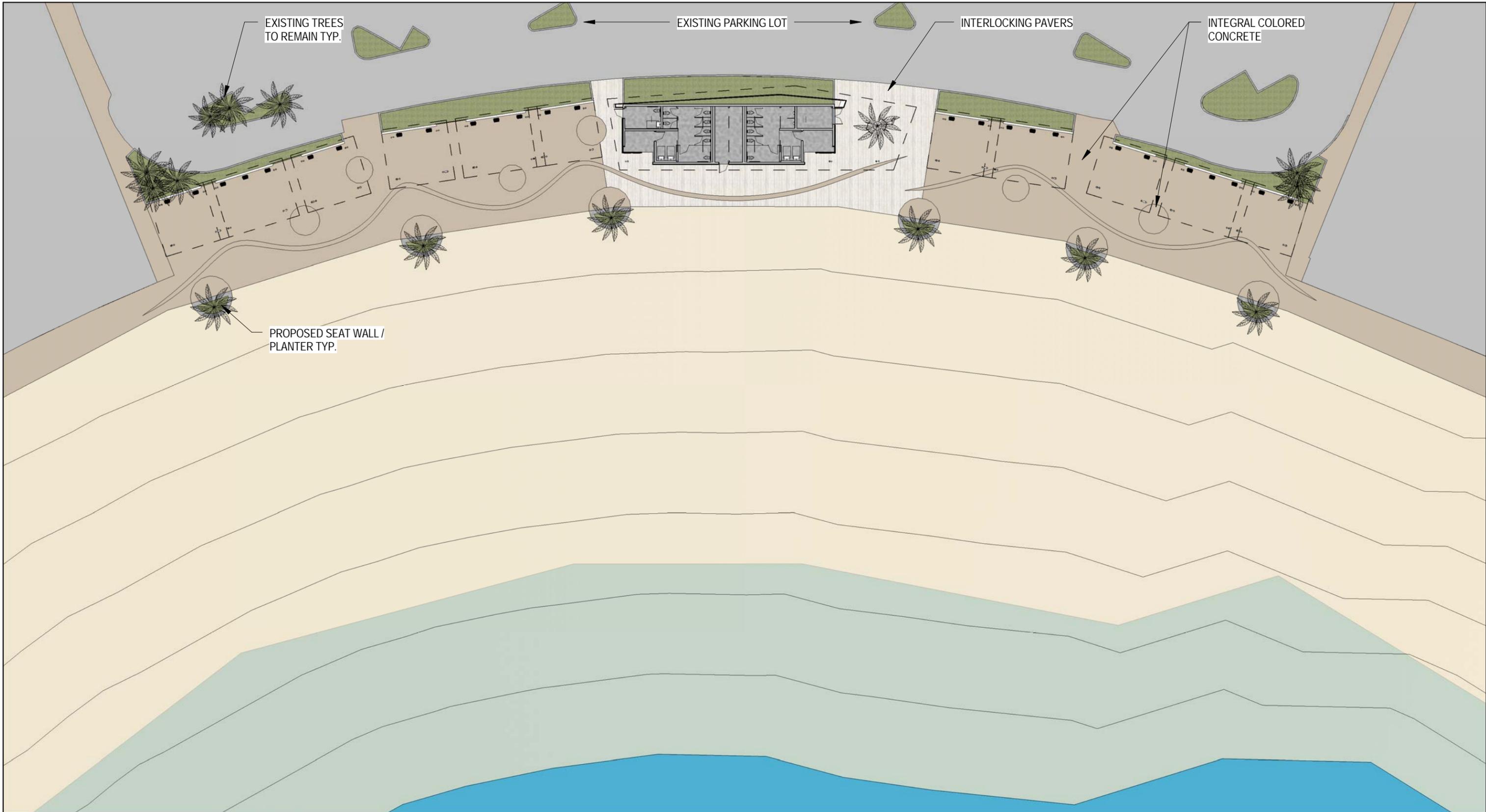
SECTIONS & ELEVATIONS - PICNIC AREAS

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Location: DV
Project Manager: KS
Project No: 14010
Date Plotted: 04.08.2015

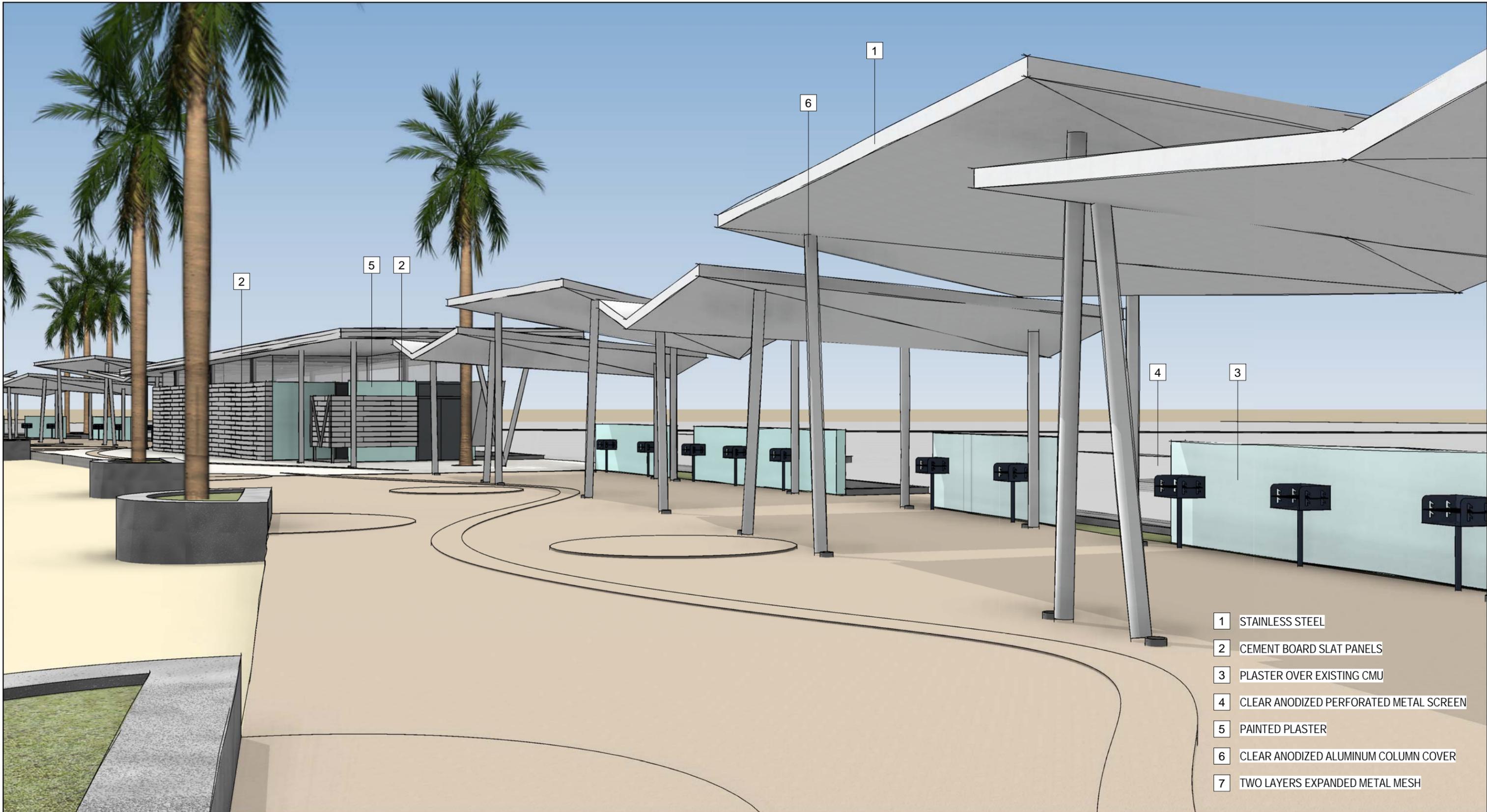
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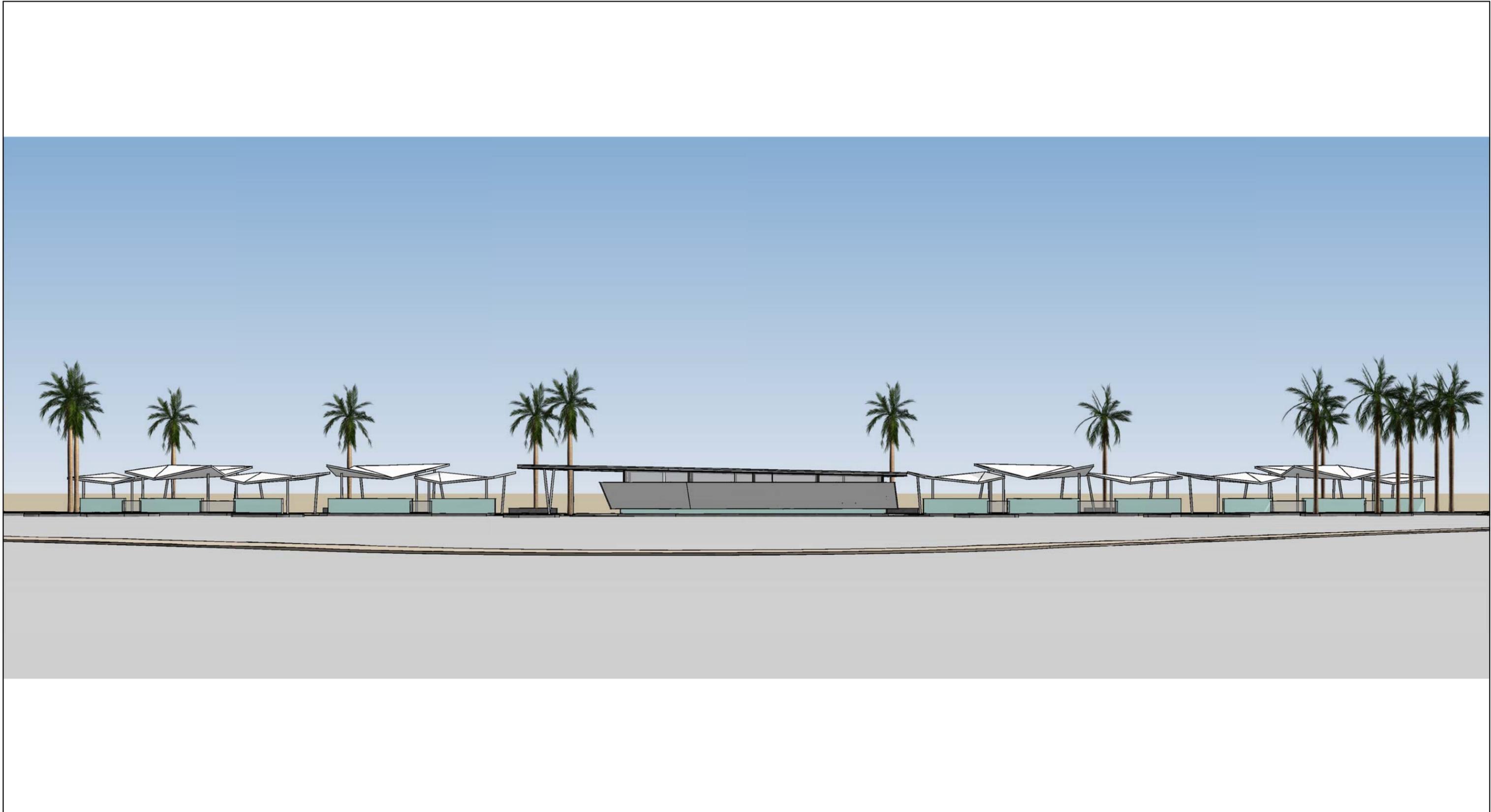
- 1 STAINLESS STEEL
- 2 CEMENT BOARD SLAT PANELS
- 3 PLASTER OVER EXISTING CMU
- 4 CLEAR ANODIZED PERFORATED METAL SCREEN
- 5 PAINTED PLASTER
- 6 CLEAR ANODIZED ALUMINUM COLUMN COVER
- 7 TWO LAYERS EXPANDED METAL MESH



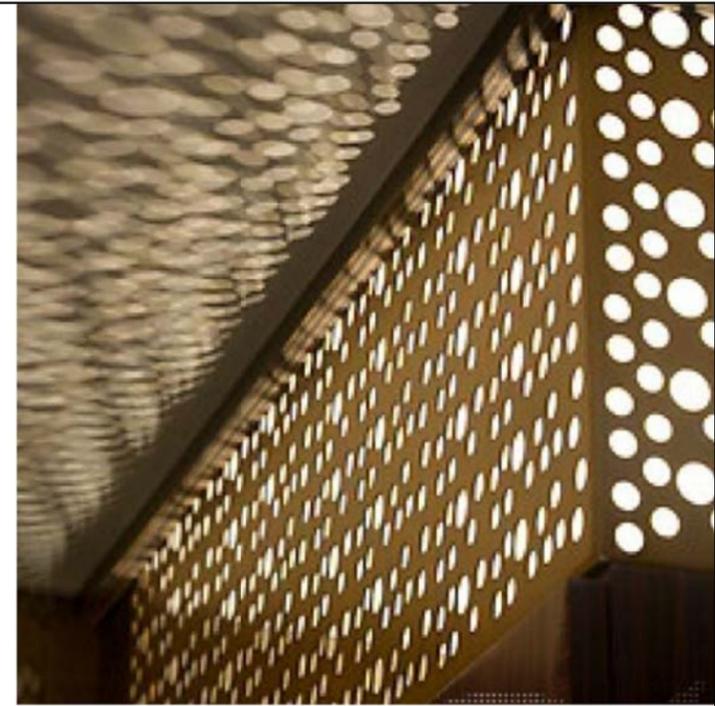
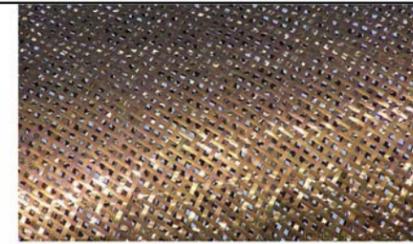
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- 7 TWO LAYERS EXPANDED METAL MESH



- 1 STAINLESS STEEL
- 2 CEMENT BOARD SLAT PANELS
- 3 PLASTER OVER EXISTING CMU
- 4 CLEAR ANODIZED PERFORATED METAL SCREEN
- 5 PAINTED PLASTER
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- 7 TWO LAYERS EXPANDED METAL MESH



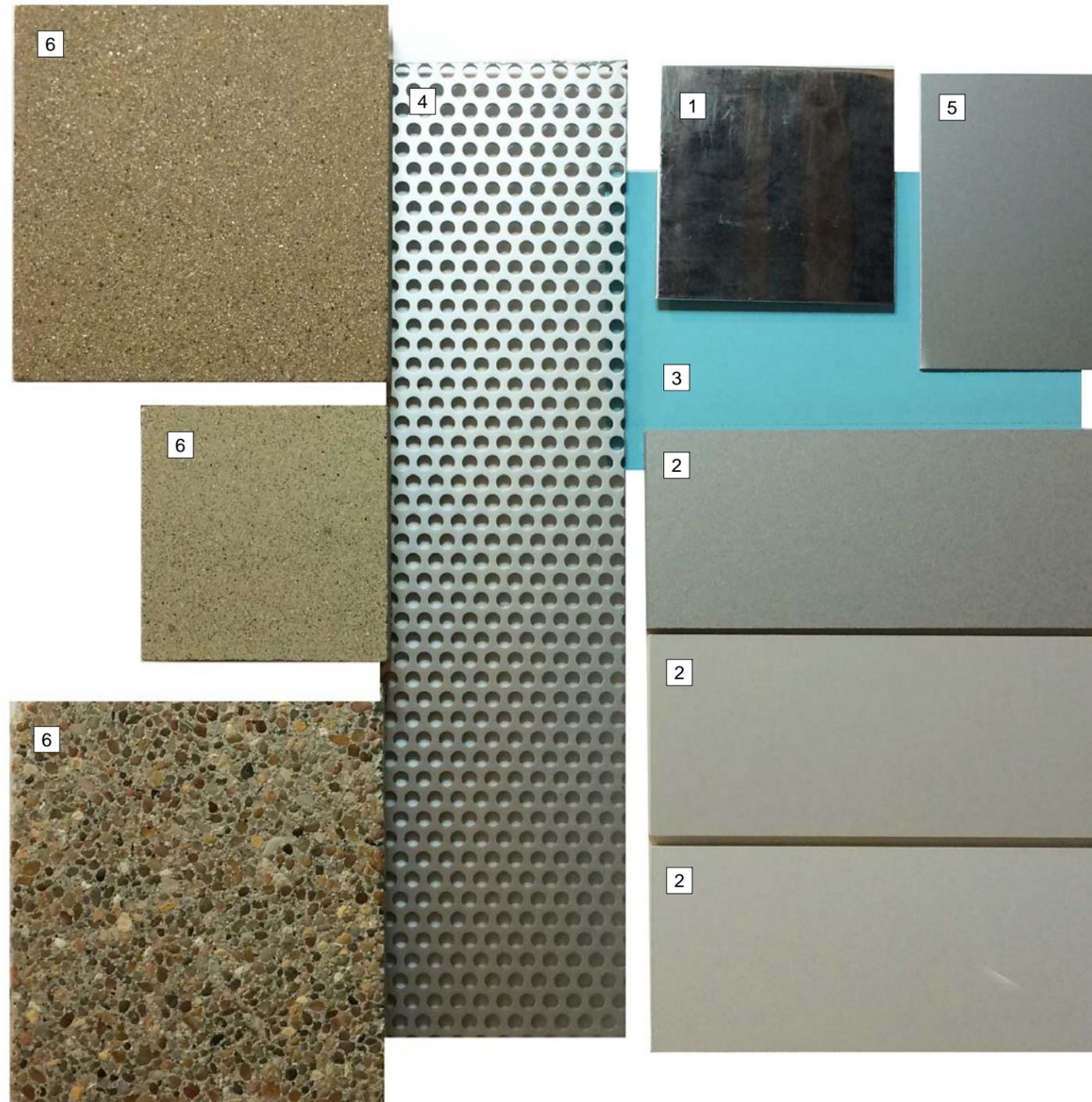












- 1 STAINLESS STEEL
- 2 CEMENT BOARD SLAT PANELS
- 3 PAINTED PLASTER
- 4 CLEAR ANODIZED PERFORATED METAL SCREEN
- 5 CLEAR ANODIZED ALUMINUM COLUMN COVER
- 6 CONCRETE PAVING